



Grosvenor Avenue,
Sawley, Nottingham
NG10 3FQ

O/O £200,000 Freehold



A THREE BEDROOM HOME SITUATED ON THE POPULAR GROSVENOR AVENUE, OFFERING EXCELLENT POTENTIAL FOR THE NEXT OWNER, A FIRST TIME BUYER OR FAMILY.

Robert Ellis are pleased to bring to the market this traditional end terrace home, situated within a sought after residential location. The accommodation comprises two reception rooms, providing flexible living and dining space, together with a fitted kitchen and conservatory to the rear, offering additional living accommodation and views over the garden.

To the first floor are three well proportioned bedrooms and an upstairs bathroom. Externally, the property benefits from a driveway for several cars and side access to a generous rear garden that includes a rear conservatory. An internal viewing is highly recommended to appreciate the potential and opportunity this property has to offer.

The property is within walking distance of the Co-op convenience store on Draycott Road with there being more shopping facilities on Tamworth Road and large supermarkets can be found in Long Eaton where there are Asda, Tesco and Aldi stores and many other retail outlets, there are local schools for younger children which are within walking distance with The Long Eaton School also being within easy reach, there is a GP Surgery and adjoining Pharmacy within walking distance, walks in the surrounding picturesque countryside and at Trent Lock, there are a wide variety of pubs and restaurants and the excellent transport links include junctions 24 and 25 of the M1, East Midlands Airport which can be reached via the Skylink bus which takes you to Castle Donington and runs at regular intervals along nearby Tamworth Road, Long Eaton train station is within walking distance and the A52 and other main roads provide good access to Nottingham, Derby and other East Midlands towns and cities.



Entrance Hall

5'8 x 9'9 approx (1.73m x 2.97m approx)

Composite door to the front, laminate flooring, radiator, ceiling light, stairs to the first floor and doors to:

Living Room

14'9 x 20'6 approx (4.50m x 6.25m approx)

Double glazed window to the front, carpeted flooring, coal fire with tiled hearth, radiator, ceiling light, cornice to the wall and ceiling, TV point.

Dining Area

Laminate flooring, ceiling light, radiator, cornice to the wall and ceiling, patio doors to:

Conservatory

7'8 x 12'6 approx (2.34m x 3.81m approx)

Herringbone style flooring, sliding door to the rear, power points, wall light, double glazed windows.

Kitchen

12'9 x 12'11 (3.89m x 3.94m)

Herringbone style flooring, Shaker style wall and base units with work surface over, space for a washing machine, space for a 60cm free standing oven, stainless steel sink with tiled splashback, space for a fridge freezer, radiator double glazed window to the rear, UPVC panel and double glazed door to the garden, door to:

Pantry

Having a window, space for a tumble dryer, ideal for storage.

First Floor Landing

Carpeted flooring, loft access hatch, double glazed window to the side, doors to:

Bedroom 1

12' x 10'2 approx (3.66m x 3.10m approx)

Double glazed window to the front, carpeted flooring, built-in wardrobes, ceiling light, radiator.

Bedroom 2

13' x 7'6 approx (3.96m x 2.29m approx)

Double glazed window to the rear, carpeted flooring, built-in wardrobes, radiator, ceiling light, Baxi combi boiler housed in a cupboard.

Bedroom 3

9'3 x 9' approx (2.82m x 2.74m approx)

Double glazed window to the front, carpeted flooring, ceiling light, storage cupboard above the stairs, radiator.,

Bathroom

Two double glazed windows to the rear, vinyl flooring, bath with

mains shower over, hand basin, low flush w.c., electric heater, ceiling light.

Outside

To the front of the property there is parking for two vehicles.

There is a large, low maintenance garden with two outbuildings, pebbled garden, greenhouse, tiger shed, side access, hedges to the side and rear.

Directions

Proceed out of Long Eaton along Tamworth Road, continuing straight over at the traffic island adjacent to the Railway Station. Proceed through Sawley along Tamworth Road taking the sixth right hand turn into Draycott Road. Proceed along Draycott Road for a short distance, taking the fifth turning on the right into Grosvenor Avenue.

9599JM

Council Tax

Erewash Borough Council Band A

Additional Information

Electricity – Mains supply

Water – Mains supply

Heating – Gas central heating

Septic Tank – No

Broadband – BT, Sky, Virgin

Broadband Speed - Standard 6mbps Superfast 43mbps Ultrafast 1800mbps

Phone Signal – 02, Three, Vodafone, EE

Sewage – Mains supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

Tiger Shed

6 x 8' approx (1.83m x 2.44m approx)

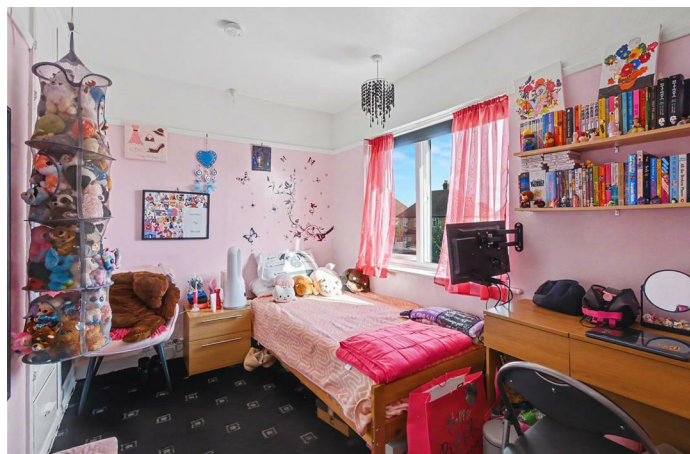
Approx. 5 years old.

Greenhouse

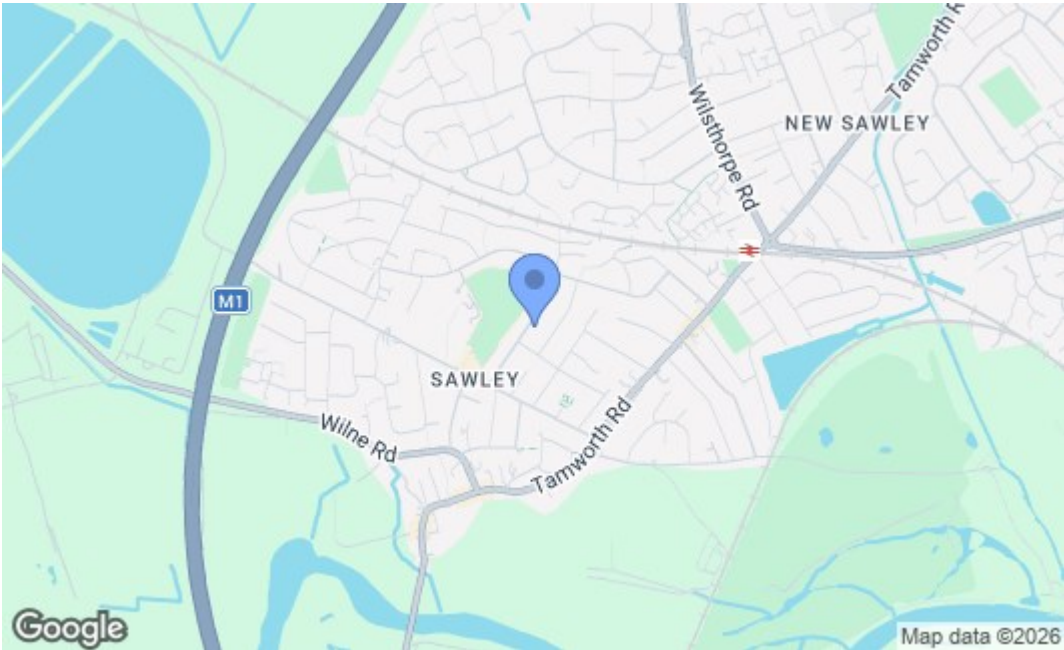
6' x 4' approx (1.83m x 1.22m approx)

Agents Notes

There are architect plans for a side/rear extension for which Planning Permission was granted in 2006, a new application will need to be submitted.



Robert Ellis
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.